

# *Sustainable* **Cities**

Planet IPE

October 2022 Edition

## MD SPEAKS



### Let us integrate cities and communities for a sustainable tomorrow...

Since time immemorial, the growth of mankind has paralleled the rise of the city. From the first city at the centre of river valley civilisations in Egypt, Mesopotamia, India and China to the present-day metropolitans, cities have steered human evolution and global development. Now with more than half the world population residing in urban spaces, cities are today synonymous with economic growth, social progress and advanced, cosmopolitan human thought.

In turn, cities too can hardly be imagined without its citizens. We, the people, as both benefactors and beneficiaries have transformed these sites into living, breathing spaces. Today, in this age of globalisation and urbanisation, when cities have been greatly impacted by far-spread global fluctuations, be it climate change, economic recessions, social inequality or health crises, it

is the citizens – local, dispersed and often disconnected – who can preserve stability.

In the year 2022, the world has started recognising that change will come from cities and citizens will be critical agents of change. Collective efforts in this direction is being made. Efforts under SDG 11 are being directed at integrating the citizens, the community with immediate urban townships to lead macro-level change through micro-level action.

This World Cities Day, as the world pledges to 'Act Local to Go Global', let us combine our efforts and experience to empower local and regional communities to develop greener, more egalitarian, and sustainable cities.

– Ashwajit Singh



## CITIES IN NUMBERS

### GLOBAL PICTURE

- **Cities are here to stay, and the future of humanity is undoubtedly urban:** We are witnessing a world that will continue to urbanise over the next three decades—from 56 per cent in 2021 to 68 per cent in 2050.
- **The future of cities is not uniform across regions and can lead to a range of scenarios:** Urban priorities for developed countries - managing cultural diversity, upgrading and modernising ageing infrastructure, addressing shrinking and declining cities, and meeting the needs of an increasingly ageing population.
- **Urban priorities for developing countries:** rising levels of poverty, providing adequate infrastructure, affordable and adequate housing and addressing challenge of slums, high levels of youth unemployment, and investing in secondary cities.

### THE INDIAN CONTEXT

- Urban population is estimated to stand at **675 million in 2035**, the second highest behind China's one billion.
- By 2035, the percentage of population in India at mid-year residing in **urban area will be 43.2%.**
- In Asia, in the last two decades, China and India experienced rapid economic growth and urbanisation, which led to a massive reduction in the number of people living in poverty.
- Cities in the warm climates or low-lying coastal areas face existential threats due to the risks and impacts of climate change and extreme weather events **"such as increased heatwaves in Delhi, India."**

Urban areas are responsible for 70 per cent of greenhouse gas emissions. Cities must act as leaders of climate action to meet the 1.5 degree Celsius goal set by the Paris Agreement.

World Cities Report 2022

Source: <https://sdgs.un.org/goals/goal11>





## FROM THE EDITOR'S DESK

The collaborative support and expertise of our teams, the management, partners and stakeholders have helped leverage our capabilities to make grassroots impact in sectors like urban sustainability, heritage conservation, social and economic empowerment, climate change, health infrastructures, etc.



India's cities are leading global numbers on various growth indices today. The country is home to fastest growing metropolitans with a large population, efficient transport system and gigantic economies. There are occasional stumbles and much needs to be reformed, especially to advance on the metric of sustainability. However, a bottom-up approach has led to ground-level transformation. Driven forward by their enterprising people, the urban centres are working on SDG localisation to realise India's dream of turning a world leader, in sync with Agenda 2030.

'Act Local to Go Global' is the clarion call for this year's World Cities Day. At IPE too, we believe that charity begins at home. By empowering our talented workforce across action areas, we attempt to extract the best possible outcomes of our projects to help transform lives. The collaborative support and expertise of our teams, the management, partners and stakeholders have helped leverage our capabilities to make grassroots impact in sectors like urban sustainability, heritage conservation, social and economic empowerment, climate change, health infrastructures, etc. Our projects have always focused on the distinct contexts, needs and rights of local citizens, making them key participants of change in an urban and globalised world.

As we celebrate World Cities Day 2022, Planet IPE is here to remind that all markers of progress – be it in the workplace or outside, must stay rooted to the ground realities of the people. This edition dissects the various dimensions of global urban life, highlights the interventions by our teams and observes the impact on the local individuals and communities as they navigate through change and challenges. We hope the edition will inspire everyone to take up the mantle and push for equitable and responsible development of our cities – the engines of growth.

– Tanya Singh

## Did you know?

The United Nations General Assembly designated 31 October as World Cities Day, by its resolution 68/239.

The Day is expected to

- » Promote international interest in global urbanisation
- » Push for international cooperation to address challenges of urbanisation
- » Contribute to sustainable urban development around the world

**Urban October** was launched by UN-Habitat in 2014 to emphasise the world's urban challenges and engage the international community towards the New Urban Agenda.

**Sustainable Development Goal 11** formulates the ambition to make cities and human settlements inclusive, safe, resilient and sustainable - underlying the relevance of UN-Habitat's mission.

In October 2016, the HABITAT III Conference, held in Quito, adopted the **New Urban Agenda** to push the world towards sustainable urban development by rethinking how cities are planned, managed and inhabited.





# Sustainable Cities

**The world's urban population is increasing** exponentially. With a growing number of informal settlements, inadequate and overburdened infrastructure, and services (such as waste collection and water and sanitation systems, roads and transport), worsening air pollution and unplanned urban spaces, there is a need to build cities that are inclusive, safe, resilient and sustainable.

With an in-depth experience in this domain, we leverage on our people capabilities and technology to provide holistic solutions that navigate through complex urban challenges, improve quality of life and lead to smart growth. We advise governments in developing countries including South Asia, Southeast Asia and Africa to tackle urban sustainability challenges by developing and implementing strategies for a low-carbon, sustainable future. Our expertise is well paced with national & international best practices especially in the core areas of smart cities, climate resilient infrastructure, water management solutions, sustainable waste management, sanitation, green infrastructure interventions, innovative construction technologies, waste to energy, social and gender inclusion, safeguards and so on.

## LOCAL ACTION FOR A BETTER TOMORROW...

By the year 2050, the global population living in cities is expected to reach 68% of the world's population. Most of this urbanisation is going to take place in developing countries that are not prepared to cater to such rapid population growth. Currently, India is the second largest urban system in the world, more than 50% of the population would be living in cities in the coming few decades by 2050. Together with the increasing urban population and the mantra of World Cities Day for this year 'Act Local to Go Global', the focus is to strengthen the local and regional governments and build resilient cities by creating shared prosperity and social stability without harming the environment. One of our recent achievements is the Mahakal Lok project, Ujjain, India inaugurated by Prime Minister Modi has redefined the meaning of bringing out a global vision strengthened by the blend of local cultural background, holistic planning, innovative solutions, and advance technology.

The cities need to adopt a circular economy system to minimize the negative impacts on the environment.

During COVID-19, our cities demonstrated the immense ability and capacity to adapt to any crisis ranging from creative urban responses to immediate locally relevant solutions. It is imperative to create a green and resilient future through the comprehensive city and infrastructure planning and working with the community and citizens so that cities can continue to thrive despite the disruptions. The cities need to adopt a circular economy system to minimize the negative impacts on the environment. The need of the hour is to build future-ready resilient cities with an understanding of crisis response, preparedness, and recovery at all levels. Innovative and targeted interventions to provide the urban poor and vulnerable population access to basic services and decent quality of life are of paramount significance for effective response and recovery in urban areas. We believe that building sustainable, resilient & inclusive cities calls for concerted regional and local level actions with an informed decision-making process.



**ANIL KUMAR BANSAL**

Senior Director - Urban Infrastructure and Tourism





## LOCAL ACTION ON SDGs



### Global Action

Greater leadership, more resources, and sustainable solutions



### Local Action

Embedding the needed transitions in the policies, budgets, institutions, and regulatory frameworks of governments, cities, and local authorities



### People Action

Youth, civil society, the media, the private sector, unions, academia, and other stakeholder, to generate an unstoppable movement pushing for the required transformation

# TOOLKIT FOR LOCALISING THE SDGs

As recognised throughout the “Dialogues on the Localisation of the Post-2015” Agenda and by the newly adopted 2030 Agenda for Sustainable Development.

WHY?

SDGs can be reached only if local actors fully participate not only in the implementation, but also in the agenda-setting process, monitoring, etc.

WHAT?

Aiming at supporting LRGs and other stakeholders in implementing the SDGs at local level, providing practical guidance to design appropriate policies and implement them coherently with the new agenda; and empowering local stakeholders within the new development architecture.

FOR WHOM?

A full range of actors active at the local level.

HOW?

By setting the context, laying out the conceptual framework, presenting strategies and process and providing practical instrument, guidelines and tools.



# OUR KEY PROJECTS



## AMRUT 2.0

AFD & MoHUA

Technical assistance to the Ministry of Housing and Urban Affairs for the preparation of Urban Water Supply Guidelines; Support in implementation of AMRUT 2.0 & Design and Operation of a National Investment Challenge

## MAKING AN IMPACT



Innovating water secure initiatives as targeting reforms in AMRUT 2.0 Cities

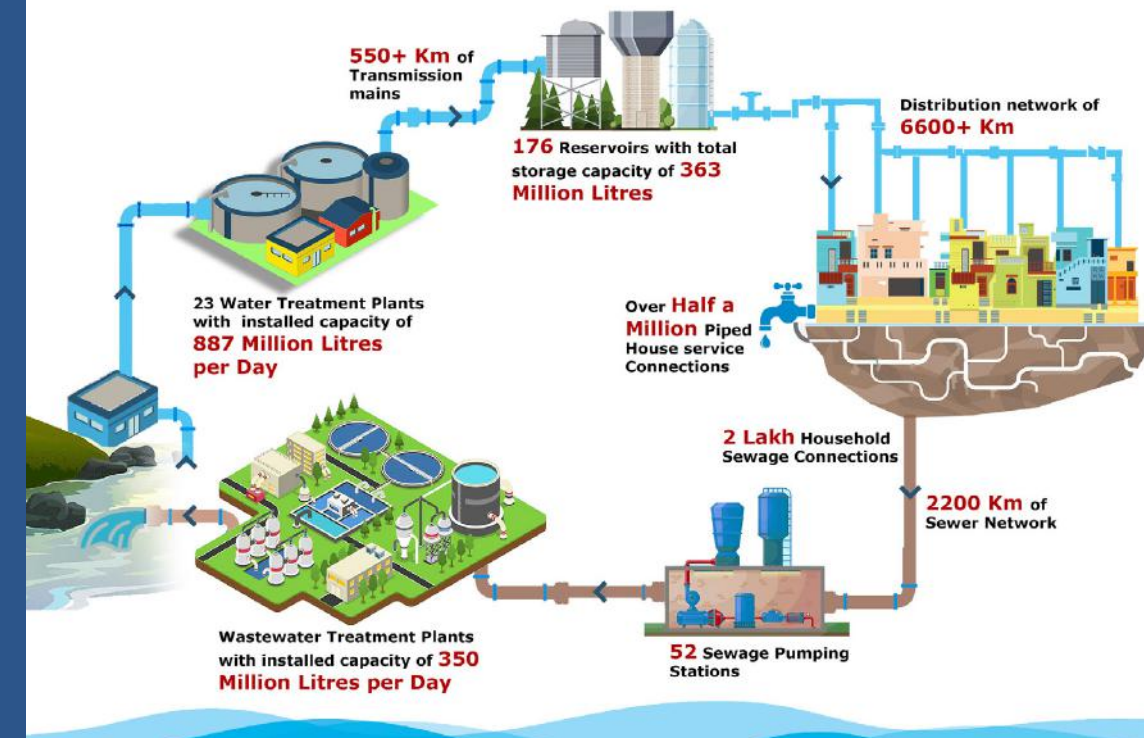


Driving unique innovations with Climate Resilient Water Investment Challenge



Facilitating capacity-building targeting more than 4800 ULBs under AMRUT 2.0

## Strengthening Water & Wastewater Infrastructure



The project is designed to support to MoHUA for design of an investment challenge aligned to urban water & sanitation priorities, to incentivise ULBs and promote demonstration projects aligned with the policy objectives of the Urban JJM including resilience to outbreaks such as COVID-19. We are also supporting for JJM mission launch, with a focus on capacity building for a select number of government/ULB resource persons across all states of India on thematic areas related to demand management of water and sanitation, water conservation practices, technology in water management, among others. We also providing specific support to Indian authorities on City Water Balance Plan, and Pey Jal Sukvekshan themes as requested by the Indian Ministry.



# लव्हेवरेवो लोक

**Government of India Smart City Mission 2017-2023**

Project Development and Management Consultant (PDMC) for Smart City projects of Ujjain City, Madhya Pradesh (including Development of MRIDA - Mahakal Rudrasagar Integrated Development Action Plan under CITIIS)

The objective of this assignment is to provide consultancy services to support Client in planning, designing, implementing, and monitoring smart city projects under the Ujjain smart city proposal. The Smart city comprise of ABD area of 1023 acre in the old city of Ujjain and Pan City Project which is implemented in entire city. The scope of work is broadly divided into two phases for area-based development and ICT based pan-city solutions, namely, Project Development Phase, and Project Implementation and Monitoring Phase.

## Making an Impact with Mahakal Lok

### LIVELIHOOD CREATION

About 0.14m+ livelihood opportunities are created through this project. Many local artists & labours got employment opportunities. About 350 workers will be involved in Operation & maintenance of Mahakal Lok Site.

### IMPROVED VISUAL EXPERIENCE

Aesthetic Enhancement of immediate surrounding under phase 1 and 2 of Mahakal Lok will attract more tourist and will also appreciate the property value.

### ECONOMIC GROWTH

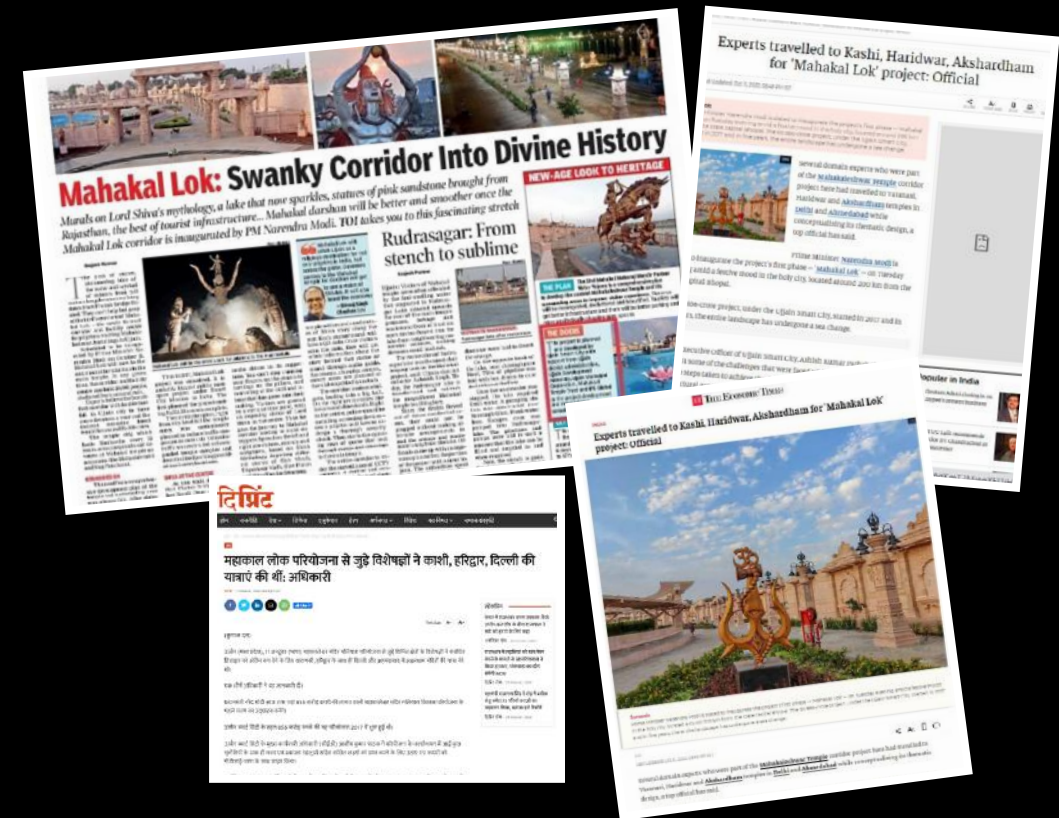
A major part of city economy is directly or indirectly linked to pilgrimage tourism surrounding around Mahakal Temple and other religiously significant temples of the city. Total 113 shops have been developed under Mahakal Lok Phase 1. Existing footfall is 15 million+ per annum and after Mahakal Lok project it is expected to increase 2 folds.

Considering the tourist induced by Mahakal Lok project, the indirect economy of city is expected to increase to approx. INR 3 billion annually.





## Mahakal In the News



- <https://www.ptinews.com/news/big-story/ahead-of-mahakal-lok-opening-ujjain-flyover-turns-into-selfie-point/429774.html>
- <https://theprint.in/india/excited-ujjain-ahead-of-mahakal-lok-opening-flyover-turns-into-selfie-point/1156269/>
- <https://www.hindustantimes.com/cities/bhopal-news/mp-ahead-of-mahakal-lok-opening-ujjain-flyover-turns-into-selfie-point-101665061454095-amp.html>
- <https://m.economictimes.com/news/india/experts-travelled-to-kashi-haridwar-akshardham-for-mahakal-lok-project-official/articleshow/94785315.cms>
- <https://theprint.in/india/experts-travelled-to-kashi-haridwar-akshardham-for-mahakal-lok-project-official/1163090/?amp>
- <https://hindi.theprint.in/india/experts-associated-with-mahakal-lok-project-had-made-visits-to-kashi-haridwar-delhi-officials/408633/>



# The Model Tenancy Law and its potential to address India's housing crisis

In a country like India, the urban population consists of a significant number of migrants, students, informal sector workers; and freshers in the formal sector. This segment is not in a position to purchase a house; hence their accommodation needs are met by rental housing options. The States of Tamil Nadu, Andhra Pradesh, Maharashtra, Karnataka, Gujarat, West Bengal, Uttar Pradesh and the National Capital Territory (NCT) of Delhi consist of a significant portion (76.57%) in the total number of leased houses in urban areas. Demand for leased premises has grown by leaps and bounds; resulting in an upward push in rent pricing; making it unaffordable for many; thus, contributing to the growth and pressure on the slums of a city. Higher rent is the result of excess demand; in a situation when an enormous number of houses are left vacant. As per the Census (2011), nearly 1.10 crore houses are left vacant and are not being leased out; thanks to the prevailing rental legislations of the States or UTs, which discourage renting (leasing being a State subject). The said legislations seem to favour the tenant more than the landlord. The archaic 'Rent Control Act' of 1948 does not allow the landlord to charge rent as per the current market rates, adjusted for inflation. Rather, only a meagre increase is permitted by the law; thus, leading to a perennial decrease in the rental yield with passage of time. Gross rental yields have usually stayed in the range of 3-4%. Additionally, the absence of a regulatory backbone (a rental housing industry body) that attempts to formalise rental housing; and multiple failed attempts to modify draconian renting laws at the state level have led to a shocking statistic: 77% of the total number of rented houses are without a written contract!

In the year 2015, the newly elected NDA Government envisaged an ambitious mission 'Housing for All' by the year 2022. To achieve this, the government has taken up a plethora of initiatives, the most notable being the Pradhan Mantri Awas Yojana (PMAY). The scheme has successfully sanctioned 1.22 crore houses till date (17 October 2022) and work towards addition of more houses to the stock is in progress. Rental housing has a huge potential to contribute significantly towards achieving Hon'ble Prime Minister's said goal of providing housing to all; at a faster pace. This is when the Model Tenancy Act, 2021 comes into picture; that attempts to make rental housing more lucrative for various stakeholders; as well as a possible instrument that brings India closer to the goal of achieving affordable housing for all urban poor. The MTA aims to set up the much-needed regulatory bodies: Rent Authority, Rent Court and Rent Tribunal; that has been delegated full authority to provide a resolution to lessor- lessee disputes; thus, unburdening the lower courts of these matters. The Act tries to 'formalise' tenancy agreements by bringing those under the purview of the Rent Authority; which has been given the power to revise the rent (on application by the landlord); accept rent from the tenant on refusal of the landlord, provide compensation and assist in vacating if the premises become uninhabitable in absence of repairs. Most importantly, the new Act bans the tenant to sublet the premise without the approval of the lessor. The latter is also empowered to deduct amount from the security deposit for any liability of the tenant and can evict the tenant in case of non- compliance of the above conditions or non- payment of dues. The Act has tried to balance the rights of both the lessor and the lessee; since the existing laws favoured the tenant in most cases. However, the balance

has been struck quite well in terms of the tenant too; whose interests have been duly protected by the MTA. For example, rent increase has to be in adherence to the method mentioned in the lease agreement.

This formalisation of rental housing in India makes this avenue for real estate development lucrative for private players. Since the MTA protects the interests of both the landlord and the tenant, the private sector can take the advantage of this new legislation which is further expected to give an upward push to rental yield, making this a profitable venture. A 'Build- To- Rent' model may be explored by real estate developers. Real estate developers in India can seek high- value sites in technical, financial, education hubs or near transit corridors for such BTR projects. Suburban sites close to metro corridors which incentivise developers with higher floor area ratio (FAR) for developments near the transport corridor belts, are attractive sites for BTR projects and can easily get ready lessees. Another model, 'Rent- To- Own' may also be explored by private developers wherein the tenant is initially paying a monthly rent; and upon expiry of the rent contract, the tenant is given the option to buy the house. A part of the monthly rent is deposited as 'Rent credit' and once the contract expires, the accumulated rent credit may be utilised to purchase the premises. The 'co- living' model (private living areas, shared common areas) is another profitable venture that is still evolving in India; but can serve as the need of the hour in addressing urban India's housing woes. In total, the MTA is a revolutionary policy intervention in India's urban space and is expected to refurbish India's housing in the years to come.



By Prateek Kargupta, Urban





## Women Interns as vehicle of change towards Gender Equity in Rajasthan towns

Ensuring gender equity has always been a challenge in a relatively traditional society. But interventions under Rajasthan Urban Infrastructure Development Project (RUIDP) can show the path through its endeavours like Women Internship Program (WIP) in project towns of urban Rajasthan. Though an infrastructure project, it has created a well-planned strategy to make itself a vehicle towards gender equity by creating a space for women participation. One such step is focused on women engineering students of Rajasthan who can come to the project as interns for about 6 weeks to learn about engineering and social aspects of this ongoing project, supported externally by Asian Development Bank (ADB).

This is not just an idea but a reality with 18 women interns joined in 7 project towns in July 2022. The women students are from the streams of Engineering including Civil, Electrical, Mechanical, Computer Science and Information

Technology. By now 12 Government technical institutions have signed an agreement with the project to send their women students. More than 500 women interns are to be trained in five years with intention to prepare a trained workforce for implementation of various schemes and projects in sectors of urban development, water, and sanitation. This will ensure practical experience and skill to women on infrastructure development and related fields to prepare these women for employment opportunities in technical fields.

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This process of women empowerment has uniqueness, and it would provide many women engineers in urban sector in future, as envisaged. A good beginning has just taken place. It would become a path-breaking exercise in a project framework, the time will show.

IPE Global through its Community Awareness and Public Participation (CAPP) project has framed this entire internship programme and supporting RUIDP in the implementation also.



By Babu Lal Sharma, Rakesh Nath Tiwary & Gaurav Gupta (L-R)



Women Interns visiting project sites at Banswara



Women Interns visiting project sites at Makrana



Orientation of Women Interns at Kuchaman



# WE CELEBRATE DIWALI!







# WE CELEBRATE DIWALI - THE BEST OF ALL...



## BEST DRESSED - DELHI OFFICE



Sapna Subba



Archish Gupta



Gungun



Gunjan Chawla



Abinash Mohanty



Binesh Kumar

## BEST DRESSED - PROJECT OFFICES



Nitesh Mahapatra



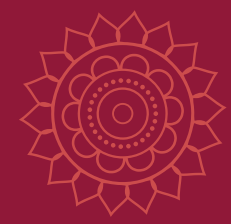
Sushmita Chettri



Rohit Roy Suchiang



Sumesh Singh





# EVENTS



Raghwesh Ranjan, Ashish Mukherjee & Divya Santhanam at TISS, Mumbai to discuss and strengthen efforts in Rajasthan to improve girl capital



Training session on Make.Better. Meetings by Hartej Singh who brings in 15+ experience in the domain

A high-level Norwegian delegation headed by Director General of Norwegian agency for Development Cooperation Mr Bard Vegar Solhjell visited India. The delegation appreciated NIPI's achievements



Celebratory dinner to mark SAMRIDH's win at the P3 Impact Award 2022

**TRIPLELINE**  
PRESENTS WEBINAR ON  
**CITIESWORK**  
Energy supply constraints and the impact on rapidly urbanising cities

**Speakers**






Register here: [https://zoom.us/join/register/WN\\_wXqnx3SxT\\_jab6s0iN8CPw](https://zoom.us/join/register/WN_wXqnx3SxT_jab6s0iN8CPw)  
Tuesday, 11<sup>th</sup> October 2022 12:30 PM in London [www.tripleline.com](http://www.tripleline.com)

Triple Line Webinar on CitiesWork: Energy supply constraints and the impact on rapidly urbanising cities



Himanshu Sikka joins the panel discussion at the 3rd CII Public Health Summit

**'Healthcare Transformation: Driving India's Economic Growth'**  
October 10-12, 2022 | FICCI Federation House, New Delhi

**#FICCIHEAL2022**

Himanshu Sikka as a panellist at FICCI heal 2022 Conclave spoke on how technology driven healthcare solutions can make a difference in the future



Mahakal Lok project model at India Pavillion – Smart City of Indian Urban Housing Conclave, Rajkot



Team Education - A well appreciated project review was completed by the Secretary Labour Department under the PSDS – Sankalp project in Puducherry



SAMVEG: Launched initiative for “Strengthening Private Sector Engagement for Counselling – Integrating Antenatal Corticosteroids and Low Birth Weight Care” in partnership with FOGSI and IAP

CONGRATULATIONS!



Two beaches in Lakshadweep - Beach awarded with Blue Flag certification by an international jury of world-renowned environmentalists, scientists, and representatives from International Organisations like the UNEP, UNWTO.



## MEET & GREET



Ashwajit Singh with  
TripleLine & Africa Team

## Induction for New Joinees at the Head office



## Birthdays celebration at IPE for those born in September & October...





# NEWS



## India News 24\*7

Air pollution can be better managed through stubble-based ethanol plants

- Abinash Mohanty



## Times of India

Curtailling teenage pregnancies by educating girls

- Raghwesh Ranjan and Ashwini Kumar



## Financial Express

Curtailling teenage pregnancies by educating girls

- Raghwesh Ranjan & Ishika Choudhary



## News24 Awaaz Sabki

New Labour Code. Tune in

- Padma Kumar



## Credits: Team Corporate Communication

Tanya Singh, Shilpi Jain, Ishita Tewari, Sapna Subba, Priyanka Nagpal, Samridhi Chugh

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